

DUNSTABLE AFFORDABLE HOUSING COMMITTEE – MINUTES

Meeting date: Wednesday, December 18 2019 2:00pm

Participating Council Members:	
Chair	Carol Bacon
Secretary	Jon Hughes
CPC representative	Alan Chaney (present for site walk)
Member	Dana Metzler
Member	John DeNyse
Other Participants (Town Administrator, other committees, visitors, etc.):	
Town Administrator	Brian Palaia
Remax – Tyngsboro office	Dennis Page 978-423-6053
Company not named - Chelmsford	Steve Benti (representing Dave Russell not present) 978-853-1132

Meeting began at 2:00

Discussion

1. Overview of RFP and background by Carol. (40 units, etc.)
2. Questions from prospective RFP responders and answers:
 - a. Electric, Water mains, natural gas lines are available to site now.
 - b. Road requirements - wondering about granite curbing, etc. We have 'modified complete streets' state requirements regarding shoulders, sidewalks, etc.
 - c. Retail site at front – Housing committee would like this developed, but not mandatory. Land is part of the total parcel
 - d. Questions about architecture of buildings – example to model would be the Carlisle senior housing. Should match the Dunstable center historic district.
 - e. Proposal due in March
 - f. Preservation grants – CPC money is available for water, road, etc. on the lot used for the project. 300K is available; about 150 is with CPC and the other 150 is with the Housing Trust.
 - a. Other subsidies available from state? – none at this time. But, most of infrastructure is complete.
 - b. Wetland flagging – has been done, but a few years ago so will need to be replaced. Plans are still good.
 - c. Land was previously a gravel pit, not likely to have rock or ledge.
 - d. No cistern will be needed, hydrants will suffice.
 - e. Timetable – March submission, committee will pick contractor in 60 days. Then goes to planning board and selectman.
 - f. Land will be leased to minimize cost to developer.

Site walk:

- Attendees met at the post office at 2:30 for a site walk of the property.

Adjournment at 3:00 PM